



**R B WALTERS**  
ESTATE AGENTS



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*Cornfield Drive, Hardwicke, Gloucester,  
Gloucestershire, GL2 4QJ.*

*Offers in the Region Of*

Rarely available in this highly sought-after road, this exceptionally spacious and beautifully presented detached family home offers four generous double bedrooms, an outstanding 19ft x 18ft lounge, ample off-road parking and impressive energy efficiency.

The last detached home to sell here was almost 20 years ago – and it's easy to see why properties on this road are so tightly held.

Perfectly positioned within walking distance of Hardwicke Primary School and less than two miles from Severn Vale School, The Crypt and Ribston Hall Grammar Schools, the location is ideal for families. Gloucester city centre is approximately 10 minutes away by public transport, offering a mainline station with direct services to London Paddington. Junction 12 of the M5 is just a five-minute drive, providing excellent links to Bristol and Birmingham.

Extending to approximately 172 sq m (almost 1,900 sq ft), the accommodation is both substantial and versatile. The well-appointed kitchen/breakfast room features a fitted double oven, fridge, freezer, dishwasher, five-ring gas hob and a central island – perfect for both everyday family life and entertaining. The 19ft x 18ft lounge is a superb square reception room, ideal for extensive seating and social gatherings. In addition, there is a separate dining room, conservatory, utility room and cloakroom. Upstairs, four true double bedrooms provide excellent proportions, three with built-in wardrobes. The principal bedroom benefits from an en-suite shower room. A family bathroom and an additional wet room with underfloor heating mean the property boasts three bathrooms in total – ideal for busy households.

Externally, the sweeping driveway wraps around a planted central border and provides parking for four to five vehicles. The rear garden, accessible from both sides, is beautifully maintained with patio and seating areas, a large garden shed and power supply to the garden – perfect for a future hot tub installation. The garage can also be accessed internally via the utility room.

A standout feature of this home is its remarkably low running costs. Equipped with 14 solar panels (approx. 4.85 kW system) and two 2.5 kW battery storage units, the current owners report average electricity costs of approximately £30 per month across the year. A soakaway system for rainwater drainage further contributes to reduced water charges.

In summary, this is a rare opportunity to acquire a substantial, energy-efficient and immaculately maintained family home in a prime location – one that may not present itself again for many years.

### *Entrance Hall*

### *Lounge*

*19' 2" x 17' 9" (5.84m x 5.41m)*

### *Dining Room*

*12' 6" x 8' 11" (3.81m x 2.72m)*

### *Conservatory*

*12' 11" x 10' 4" (3.93m x 3.15m)*

### *Kitchen/Breakfast Room*

*15' 11" x 12' 6" (4.85m x 3.81m)*

### *Utility Room*

*7' 11" x 5' 0" (2.41m x 1.52m)*

### *Cloakroom*

*4' 9" x 2' 9" (1.45m x 0.84m)*

### *First Floor Landing*





**Bedroom**  
16' 9" x 11' 11" (5.10m x 3.63m)

**Ensuite**  
5' 10" x 3' 9" (1.78m x 1.14m)

**Bedroom**  
11' 6" x 8' 11" (3.50m x 2.72m)

**Bedroom**  
11' 10" x 8' 7" (3.60m x 2.61m)

**Bedroom**  
10' 9" x 8' 10" (3.27m x 2.69m)

**Bathroom**  
9' 1" x 6' 4" (2.77m x 1.93m)

**Wet Room**  
9' 0" x 5' 11" (2.74m x 1.80m)

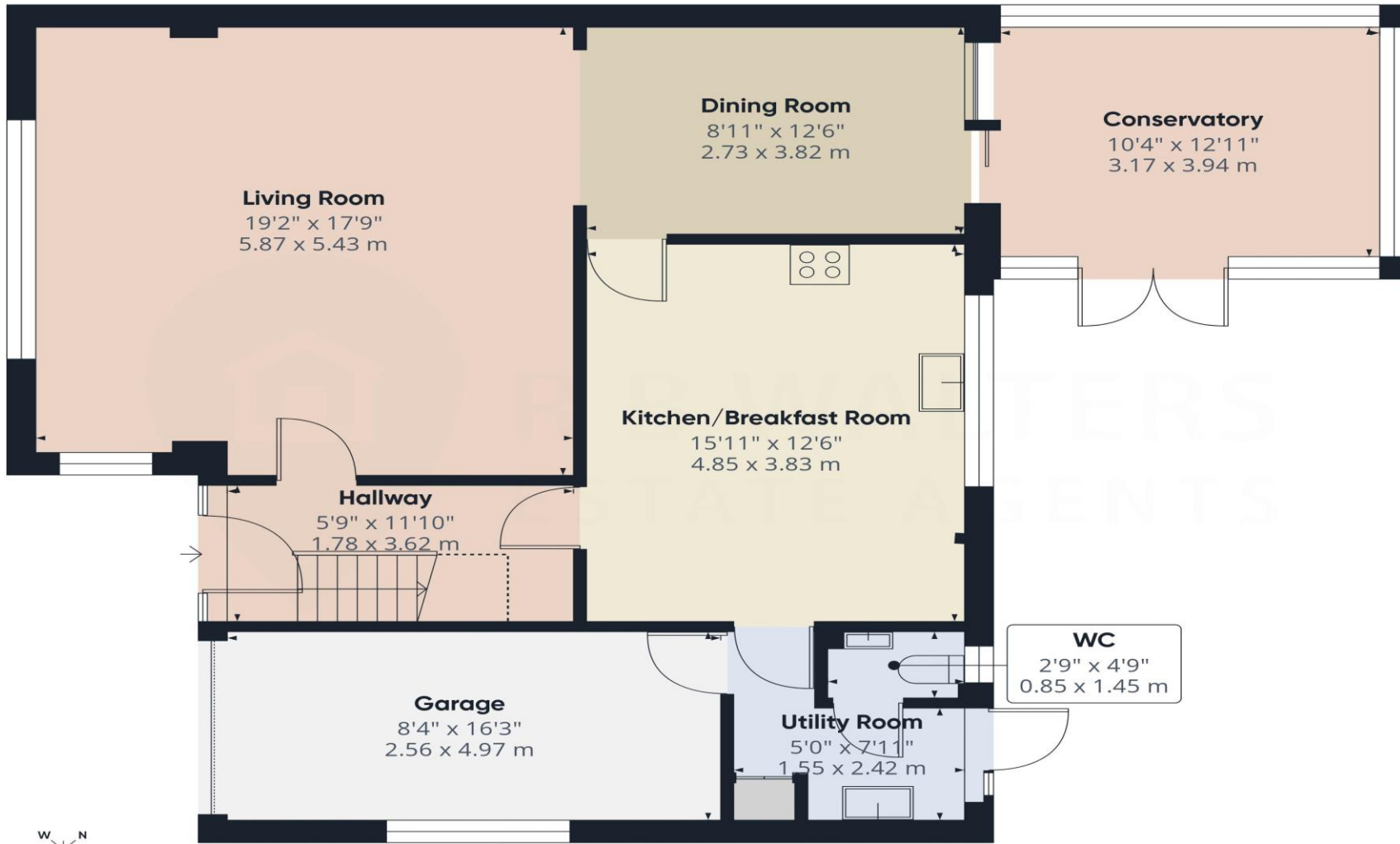
**Outside**

**Driveway Parking 4/5 Cars**

**Garage**  
16' 3" x 8' 4" (4.95m x 2.54m)

**Rear Garden**





Ground Floor



**Approximate total area<sup>(1)</sup>**

1077 ft<sup>2</sup>  
100.2 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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